

Downtown Redlands Alternative Station Locations

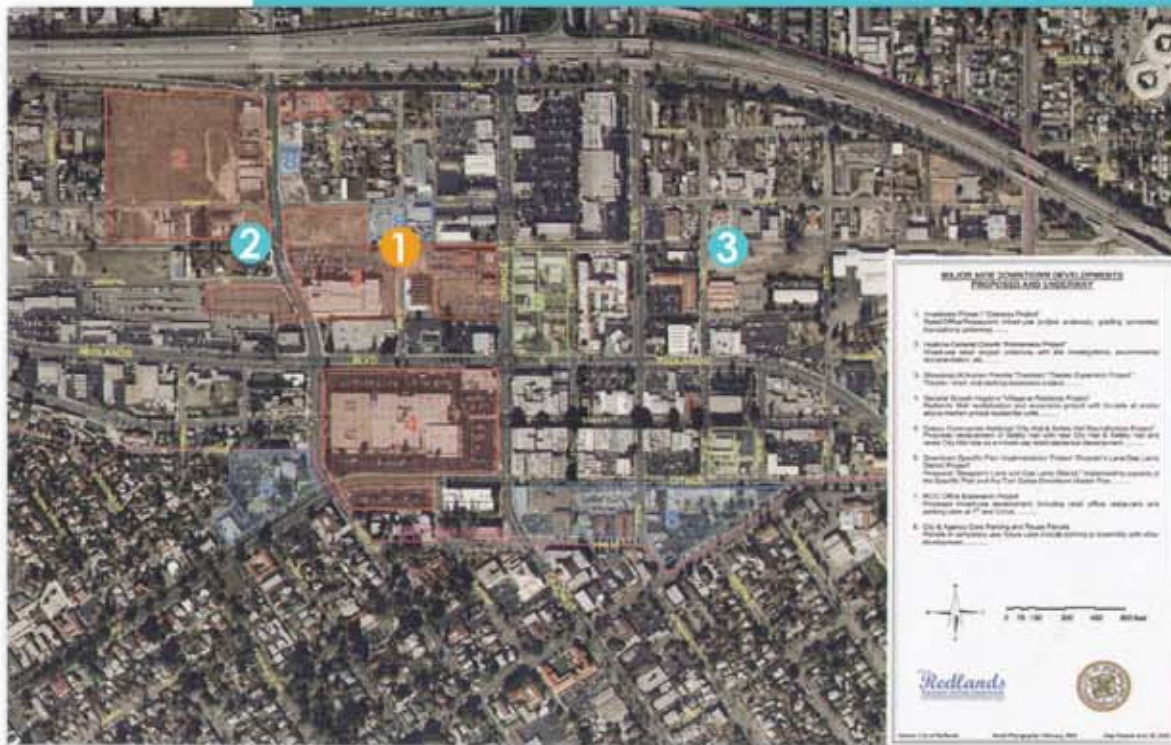
Board No. **14**

- 1** • Orange Street
- 2** • Oriental Avenue/Eureka Street
- 3** • Stuart Street/7th Street

All alternatives assume rail would continue to University of Redlands

Alternative Station Locations	Opportunities	Constraints
1 Between Orange Street and Eureka Street	<ul style="list-style-type: none"> Central location and good linkages Existing transit-supportive uses Shared city parking opportunities Station already there 	<ul style="list-style-type: none"> Traffic access from freeway Reduces catalytic opportunity on 7th Street Property owner adjacent does not currently support
2 Oriental Avenue/Eureka Street	<ul style="list-style-type: none"> Large sites for development planned Shared city parking opportunities 	<ul style="list-style-type: none"> Remote locations from current activities Indirect pedestrian connectivity Limits rail extension if developed per Draft Downtown Plan
3 Stuart Street/7th Street	<ul style="list-style-type: none"> Redevelop on underutilized area Site available for parking Easy freeway access Good connection to State Street 	<ul style="list-style-type: none"> Displaces uses previously moved Weak connections to west planned through Von's Remote from existing uses

Major Proposed Developments in Downtown Redlands



Goals to Guide the Future of Redlands from Draft Downtown Plan

- Promote downtown Redland's economic vitality by encouraging a mix of uses
- Create pedestrian-oriented environment
- Maintain and enhance a distinct Redlands character
- Enhance and extend the civic realm

Goals to Guide the Comprehensive Strategy for Downtown Redlands from Downtown Specific Plan

- Goal 1** • Develop the Specific Plan area as an extension of downtown Redlands, providing high-quality pedestrian-oriented development character consistent with the rest of the Town Center
- Goal 2** • Provide opportunities for the expansion and development of small businesses that provide local services
- Goal 3** • Provide public improvements for traffic circulation, flood control, utility services and aesthetic amenities that will attract new private investment and economic development
- Goal 4** • Preserve historic buildings and sites

Board No. **15**

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SOURCE: Green Associates / Fort Staley

Proposed Land Use Master Plan

Worcester Urban Association • Kait Sparks

Map Legend:

- Civic / Institutional / Hotel Use
- Retail Use
- Workplace Use
- Residential Use
- Parking Garage

Scale: 125 0 250